



**Timson Close**

Totton, Hampshire

**1 Bedroom house  
with garden and 2 x parking spaces.**

**£895 pcm + security deposit**





## 7 Timson Close, Totton, Hampshire, SO40 8UF

### Description

- Double bedroom
- Modern fitted kitchen
- Modern bathroom with shower
- Private garden
- EPC Rating: C
- PROPERTY REFERENCE: 1568
- Bay-fronted lounge
- White goods to remain
- Gas central heating
- Allocated parking
- Available 01 April 2025

**Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.**

One of the nicer one-bedroom corner houses we've seen with the benefit of full gas-fired central heating and UPVC double glazing. The property has a small private garden with shed and allocated parking for 2 x cars.

Timson Close is a pleasant residential location within five minutes of the town centre and within short stroll of a convenience store.

**Utilities:** The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

**Deposit:** A deposit of 5 x weeks rent is payable.

**Pets:** We regret that pets are not permitted.

**Energy Performance Rating:** 'C'.

**Council Tax:** Band 'B'. New Forest District Council (Totton & Eling Area) £1,832.93 for year 2025 / 2026.

**Locality:** Totton

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

**Availability:** Available 01 April 2025. Please note that an initial term of 12 months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

**For further information or to view:** Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1568.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.5 miles (7mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 1st exit onto Larchwood Road. (0.1 miles)
6. Turn left onto Tamorisk Drive. (0.04 miles)
7. Turn left onto Timson Close. (0.02 miles)
8. You have arrived at your destination. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

$(£800 \times 12 \text{ months}) = £9,600$  per annum.  $(£9,600 \times 2.5) = £24,000$  per annum. All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.



## Accommodation Comprises:

### Entrance Porchway

Fully enclosed and with built-in storage cupboard. Front door to:

### Living/Dining Room : 12.50' x 11.15' (3.81m x 3.40m)

Bay-fronted room with Sky TV cable installation. Stairwell to first floor landing, door to:

### Kitchen : 9.22' x 6.36' (2.81m x 1.94m)

Light and airy dual-aspect room. Modern fitted kitchen with integral oven, hob and extractor hood. Fridge / freezer and washing machine to remain (although not maintained by the landlord). Large understairs storage cupboard.

### Stairwell / Landing

Generous-size landing with window to side and radiator. Doors to bathroom and:

### Bedroom : 12.50' x 9.06' (3.81m x 2.76m)

Double-size bedroom with 2 x built-in wardrobes. Further built-in storage cupboard housing recent gas-fired boiler. Access to loft space.

### Bathroom

Large bathroom for this property-type. Modern white-coloured suite with shower and screen over the bath. Window to the front keeps the room well ventilated.

### External

Enclosed garden to the front of the garden, laid mainly to lawn with timber shed and rotary washing line. Private allocated parking in adjacent bay for 2 x cars.

### Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

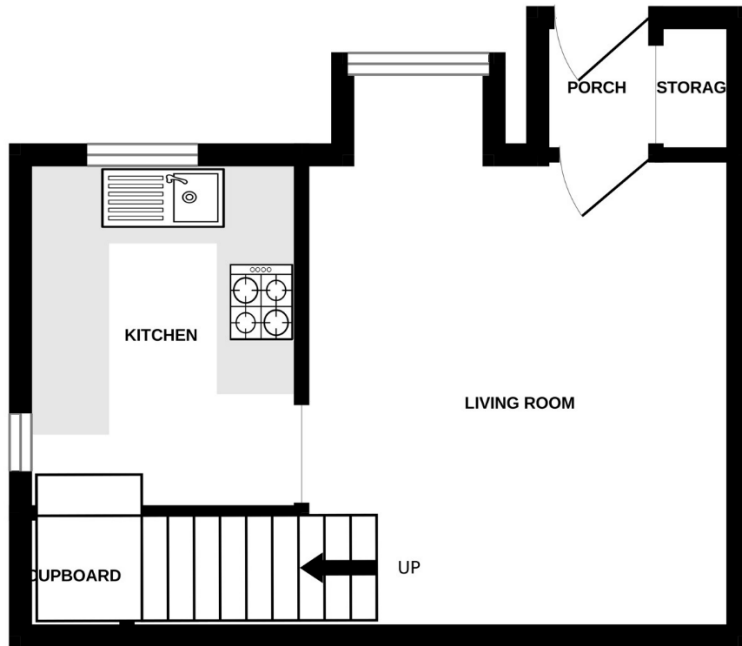
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Certificate Number : 2780-6812-2118-1375-1119

Score	Energy rating	Current	Potential
92+	A		93
81-91	B		
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2780-6812-2118-1375-1119>



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